

COPY

MINUTES OF MEETING

February 21, 1997

Cal. No. 17-96-S

James D. Adinamis, for Pamela Wollis, applicant, presented a written request for an extension of time in which to establish a tavern in a 1-story brick building, in a B4-1 Restricted Service District, on premises at 3422 W. 111th Street, approved by the Zoning Board of Appeals on January 19, 1996, in Cal. No. 17-96-S.

Mr. Adinamis stated that due to legal difficulties and delays encountered by his client in dealing with the License Appeal Commission of Chicago and the Mayor's License Commission, the period of validity of the special use granted by the Board on January 19, 1996 has expired. Mr. Adinamis is now on behalf of his client, Pamela Wollis, requesting an extension of time in which to resolve the legal difficulties and obtain the necessary liquor license.

Chairman Spingola moved that the request be granted and the time for obtaining the necessary liquor license be extended to January 19, 1998. The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Konstantelos, Martin, McCabe-Miele, and Moore. Nays- None.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Tom Block **CAL. NO.** 23-96-A
APPEARANCES FOR: Tom Block **MAP NO.** 5-F
APPEARANCES AGAINST: Ms. Kevin Wood **MINUTES OF MEETING:**
February 16, 1996
PREMISES AFFECTED- 1810 N. Lincoln Park West
SUBJECT- Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD--

THE VOTE

APPEAL DENIED AND THE
 DECISION OF THE OFFICE OF
 THE ZONING ADMINISTRATOR
 AFFIRMED.

COPY

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
		X
	X	
		X

THE RESOLUTION:

WHEREAS, Tom Block, property owner at 1814 N. Lincoln Park West, on December 11, 1995, filed an appeal from the decision of the Zoning Administrator in the granting of an Exception to permit a 3-story 24.27' x 20' addition to an existing 3-story 3-dwelling unit building, whose north side yard is 9 inches instead of 3.6 feet, in an R5 General Residence District, on premises at 2820 N. Lincoln Park West; and

WHEREAS, on October 27, 1995, the Department of Zoning granted the Exception Request of the property owner at 1810 S. Lincoln Park West permitting a north side yard of 9 inches instead of 3.6 feet, in order to construct a 24'-3"-1/4" x 20'-0" three story rear addition; a 14'-7" x 6'-10" rear four story enclosed stair addition; a 24'-0" x 20'-0" fourth story rear open deck; and a rear 15'-0" x 4'-0" second and third story open balcony to the existing three dwelling unit building; and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 1996; and

WHEREAS, the district maps show that the premises is located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R5 General Residence District; that the subject site is a 32.02' x 125.42' lot improved with a 3-story 3-dwelling unit building with a 3-story brick rear addition being constructed; that the appellant testified that he is opposed to the granting of the Exception to the owner of the property at 1810 N. Lincoln Park West because of the reduction in the north side yard to 9 inches greatly reduces the light and visibility for his patio and side yard and that the rain gutter on the subject property will hang over his property causing large pieces of ice during the winter to form on the gutter which will then drop three stories as it melts onto his sidewalk; that in addition the 1810 N. Lincoln Park West property owner has caused three new gas meters to be installed close the appellant's house adjacent to the appellant's front stairs; that the subject site property owner testified that the roof of the subject 3-story building will be pitched to the south to allow the rain to pour off to the south of the existing 3-story building and that there will be a small parapet and roof deck to help avoid extreme runoff; that the Board finds that the

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Cal. No. 23-96-A

appellant's building is built to the north lot line of his property leaving an adequate south side yard which will provide an adequate supply of light and air to his building; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator in granting the Exception be and it hereby is affirmed.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Jon & J.C. Chava Zimmerman **CAL. NO.** 30-96-Z

APPEARANCES FOR: Marc Kalman Segel, Jon Zimmerman **MAP NO.** 19-I

APPEARANCES AGAINST: **MINUTES OF MEETING:**
February 16, 1996

PREMISES AFFECTED- 2624 W. Birchwood Avenue

SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

COPY

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Jon & J.C. Chava Zimmerman, owner, on December 29, 1995, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 16' x 24' 1st and 2nd story addition to the rear of a 2-story brick single-family dwelling, whose side yards will be 3' each instead of combined side yards of 9' and whose maximum floor area ratio will be 0.65 instead of 0.50 permitted, on premises at 2624 W. Birchwood Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December, 6, 1995 reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.8-2(2), 7.6-2."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 29, 1996; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 30' x 124.25' lot improved with a 2-story brick Georgian-style single-family dwelling with a 1-story frame addition in the rear; that the applicant proposes to erect a 16' x 24' 1st and 2nd floor addition to the rear of the existing single-family dwelling; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to meet additional living space requirements of the applicant and his family; that the plight of the owner is due to the necessity of providing additional bedrooms and expanded kitchen space; that the proposed additions will follow existing building walls and will be compatible with existing residential improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a

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Cal. No. 30-96-Z

variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 16' x 24' 1st and 2nd story addition to the rear of a 2-story brick single-family dwelling, whose side yards will be 3' each instead of combined side yards of 9' and whose maximum floor area ratio will be 0.65 instead of 0.50, on premises at 2624 W. Birchwood Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: John Harty **CAL. NO.** 31-96-Z
APPEARANCES FOR: Paul L. Kulas, John Harty **MAP NO.** 3-G
APPEARANCES AGAINST: Harvey Wise, et al. **MINUTES OF MEETING:**
February 16, 1996
PREMISES AFFECTED- 1320 N. Greenview Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION DENIED.

COPY

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
		X
	X	
	X	

THE RESOLUTION:

WHEREAS, John Harty, owner, on January 8, 1996, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 3-story 3-dwelling unit building whose south side yard will be 1.5 feet instead of 2.4 feet, on premises at 1320 N. Greenview Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 20, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.8-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 29, 1996; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is a 24.03' x 109.85' lot improved with the foundation of the proposed 3-story 3-dwelling unit building; that the applicant proposes to erect a 3-story 3-dwelling unit building at the subject site; that the applicant obtained an Exception from the Office of the Zoning Administrator permitting a 1'6" north side yard; that the subject building's foundation was poured with a south side yard of 1'6" and a north side yard of 2'6", opposite of what the Exception granted; that a subsequent exception was filed to allow a south side yard of 1'6"; that testimony presented indicates that the erection of the proposed 3-dwelling unit building on the existing foundation would place the building too close to the residential building to the south of the subject site; that an adequate supply of light and air would be impaired and that it would make it impossible for the owner of the property located south of the subject site to do any maintenance work on the north elevation of his building; that the evidence presented indicates that the owner's hardship was caused by the applicant's contractor who did not conform with the 1'6" north side yard granted under the Exception and that the applicant

COPY

MINUTES OF MEETING

February 16, 1996

Cal. No.31-96-Z

now seeks to switch the requested side yard setback variation from the north to the south side yard; that the Board finds that the 3-story 3- dwelling unit building as proposed to be constructed on the subject property would be detrimental to the abutting property to the south; that most of the buildings in the block are built to their north lot line and that the granting of the proposed variation would alter the essential character of the neighborhood; it is therefore

RESOLVED, that the application for a variation be and it hereby is denied.

COPY

MINUTES OF MEETING

May 16, 1997

Cal. No. 32-96-Z

Laura D. Ryan, for St. Edmund's Tower, Inc., applicant, presented a written request for an extension of time in which to commence construction of a 6-story 60-dwelling unit housing for elderly building, with no side yards instead of 13.3' each and whose lot area is 21,650 sq.ft. instead of 24,000 sq.ft. required (10% reduction), on premises at 6139-49 S. Michigan Avenue, granted by the Board on February 16, 1996, in Cal. No. 32-96-Z

Ms. Ryan stated that the extension of time requested is needed because the negotiation and financing of the project has taken longer than expected but that the applicant expects to begin construction shortly.

Chairman Spingola moved that the request for an extension of time be granted and the time extended to August 16, 1997 in which to complete financing and begin construction of the aforesaid 60-dwelling unit building. The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Konstantelos, McCabe-Miele. Nays- None. Absent- Martin.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: St. Edmund's Tower **CAL. NO.** 32-96-Z
APPEARANCES FOR: Allison Wood **MAP NO.** 14-E
APPEARANCES AGAINST: Cathalyn Hatch **MINUTES OF MEETING:**
February 16, 1996
PREMISES AFFECTED- 6139-49 S. Michigan Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

COPY

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE
 THOMAS S. MOORE

	AFFIRMATIVE	NEGATIVE	ABSENT
JOSEPH J. SPINGOLA	X		
DEMETRI KONSTANTELOS	X		
LEROY K. MARTIN, JR.			X
GIGI McCABE-MIELE	X		
THOMAS S. MOORE	X		

THE RESOLUTION:

WHEREAS, St. Edmund's Tower, for St. Edmund's Tower and St. Edmund's Episcopal Church, owner, on December 31, 1995, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 6-story 60-dwelling unit housing for elderly, with no side yards instead of 13.3' each and whose lot area is 21,650 sq.ft. instead of 24,000 sq.ft. required (10% reduction), on premises at 6139-49 S. Michigan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered December 4, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.5-5, 7.8-5."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 29, 1996; and

WHEREAS, the district maps show that the premises is located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the subject site is a 133.48' x 162.2' lot improved with a deteriorated single family dwelling; that the applicant proposes to demolish the existing single-family dwelling and erect a 6-story 60 dwelling unit housing for elderly development with on-site parking; that in October, 1995 the applicant received a grant from the Department of Housing and Urban Development to construct the proposed housing units for the elderly; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the proposed 60-dwelling unit housing for the elderly building at the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that the proposed 6-story 60 dwelling unit building requires greater horizontal land coverage and encroachment into the required side yards in order to provide dwelling units containing adequate living space; that the proposed use will be compatible with existing single-family and multi-unit residential structures in the block and that the variations, if granted, will not alter the essential character of the locality; it is therefore

COPY

MINUTES OF MEETING

February 16, 1996

Cal. No. 32-95-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 6-story 60-dwelling unit housing for elderly persons, with no side yards instead of 13.3' each and whose lot area is 21,650 sq.ft. instead of 24,000 sq.ft. required (10% reduction), on premises at 6139-49 S. Michigan Avenue, upon condition that adequate space shall be provided on the subject property for all garbage containers; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Patrick M. Coyne

CAL. NO. 33-96-Z

APPEARANCES FOR: Patrick M. Coyne

MAP NO. 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

PREMISES AFFECTED- 951 N. Racine Avenue

February 16, 1996

SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

COPY

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Patrick M. Coyne, owner, on January 10, 1996, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 4-story 2-dwelling unit building with no north side yard instead of 2.5 feet, on premises at 951 N. Racine Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 8, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.8-4."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 19, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 29, 1996; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is an unimproved 25' x 100' lot with no rear access, easement or alley; that the applicant proposes to erect a 4-story 2-dwelling unit building with underground parking at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the north side yard variation is necessary in order to provide a 3 feet access to the rear yard on the south side of the proposed 2-dwelling unit building; that the plight of the owner is due to unique circumstances in that the subject property is landlocked with no access to the rear of the property; that the proposed 4-story 2-dwelling unit building will not impair an adequate supply of light and air to abutting property to the north and will be compatible with existing residential improvements in the neighborhood and that the variation, if granted, will not alter the essential character of the locality; it is therefore

COPY

MINUTES OF MEETING

February 16, 1996

Cal. No. 33-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 4-story 2-dwelling unit building with no north side yard instead of 2.5 feet, on premises at 951 N. Racine Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: The Spirit of Truth M.B. Church **CAL. NO.** 35-96-Z
APPEARANCES FOR: Barry Ash **MAP NO.** 2-J
APPEARANCES AGAINST: Marilyn Burns **MINUTES OF MEETING:**
February 16, 1996
PREMISES AFFECTED- 3443 W. Harrison Street
SUBJECT- Application to vary the requirements of the zoning ordinance..

ACTION OF BOARD--

THE VOTE

VARIATIONS DENIED.

COPY

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
		X
	X	
X		

THE RESOLUTION:

WHEREAS, The Spirit of Truth M.B. Church, owner, on January 2, 1996, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 50' x 124' addition to the west and south sides of an existing church to contain 288 seats, with no front yard, no side yards and no rear yard, instead of 15', 7.5' each, and 30' respectively, on premises at 3443 W. Harrison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 24, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-4, 7.8-4, 7.9-4."
 and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 29, 1995; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on December 18, 1995, the City Council rezoned the subject site from M1-3 Restricted Manufacturing to R4 General Residence; that the applicant proposes to erect a 50' x 124' with basement addition to the west and south sides of an existing church building to contain 288 seats; that the proposed addition is for the purpose of providing additional space to accommodate church activities; that no evidence was presented to indicate that the applicant cannot comply with the yard setback requirements of the zoning ordinance; that building the proposed addition with no side yards, in particular, will cause a hardship in the maintenance of abutting buildings by their owners; that any unique circumstances existing have been caused by the applicant; that the proposed addition is an overbuilding of the lot and will not be in character with existing improvements in the area; it is therefore

RESOLVED, that the application for a variation be and it hereby is denied.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: The Spirit of Truth M.B. Church **CAL. NO.** 36-96-S
APPEARANCES FOR: Barry Ash **MAP NO.** 2-J
APPEARANCES AGAINST: Marilyn Burns **MINUTES OF MEETING:**
February 16, 1996
PREMISES AFFECTED- 600 S. Homan Avenue
SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION DENIED.

COPY

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
		X
	X	
X		

THE RESOLUTION:

WHEREAS, The Spirit of Truth M.B. Church, for Walter Burnett, owner, as subsequently amended, on January 2, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 18 private passenger automobiles, in an M1-3 Restricted Manufacturing District, on premises at 600 S. Homan Avenue, to fulfill the parking requirement for a 288-seat church at 3443 W. Harrison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 24, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 10.4-1(2).Z"

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 29, 1996; and

WHEREAS, the district maps show that the premises is located in an M1-3 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-3 Restricted Manufacturing District; that on February 16, 1996, the Board denied the applicant's variation application to permit the erection of a 50' x 124' addition to the west and south sides of an existing church to contain 288 seats, with no front yard, no side yards, and no rear yard instead of 15, 7.5' each, and 30' respectively, on premises at 3443 W. Harrison Street, in Cal. No. 35-96-Z; that the applicant proposes, in this case, to establish an off-site accessory parking lot for 18 private passenger automobiles at the subject site to fulfill the parking requirement for the aforesaid church; that the testimony presented indicates that the applicant proposed to sub-lease the subject property from Ayman Jaber, as agent for the owner, Thomas Burnett; that a small liquor store is located at the rear of the subject site; that the Board finds that the sub-leasing of the subject property is not a sufficient means of insuring the required off-street parking for the proposed addition to the existing church, notwithstanding the fact that the denial of Cal. No. 35-96-Z renders the application for the approval of off-site parking in this case moot; it is therefore

RESOLVED, that the application for a special use be and it hereby is denied.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: The Spirit of Truth M.B. Church

APPEARANCES FOR: Barry Ash

APPEARANCES AGAINST: Marilyn Burns

PREMISES AFFECTED- 3442 W. Flournoy Street

SUBJECT- Application for the approval of a special use..

ACTION OF BOARD--

CAL. NO. 37-96-S

MAP NO. 2-J

MINUTES OF MEETING:
February 16, 1996

THE VOTE

APPLICATION DENIED.

COPY

JOSEPH J. SPINGOLA

DEMETRI KONSTANTELOS

LEROY K. MARTIN, JR.

GIGI McCABE-MIELE

THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
		X
	X	
X		

THE RESOLUTION:

WHEREAS, The Spirit of Truth M.B. Church, owner, on January 2, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for 19 private passenger automobiles, in an R4 General Residence District, on premises at 3442 W. Flournoy Street, to fulfill the parking requirement for a 288-seat church at 3443 W. Harrison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 24, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 7.4-1(6)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 29, 1996; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the applicant proposes to establish an off-site accessory parking lot for 19 private passenger automobiles at the subject site to fulfill the parking requirement for a 288-seat church at 3443 W. Harrison Street; that on February 16, 1996, the Board denied the applicant's application for a variation to permit the erection of a 50' x 124' addition to the west and south sides of an existing church to contain 288 seats, with no front yard, no side yards and no rear yard instead of 15', 7.5' each, and 30', respectively, on premises at 3443 W. Harrison Street, in Cal. No. 35-96-Z; that the denial of Cal. No. 35-96-Z renders the request for off-site parking in the application in this case moot; it is therefore

RESOLVED, that the application for a special use be and it hereby is denied.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Hopewell 13th Street M.B. Church **CAL. NO.** 38-96-S
APPEARANCES FOR: Norman A. Cohen **MAP NO.** 2-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
April 19, 1996
PREMISES AFFECTED- 2306-10 W. Harrison Street
SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

COPY

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Hopewell 13th Street M.B. Church, owner, on December 15, 1995, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a 240-seat church on the ground floor of an existing 2-story brick building, in a C1-3 Restricted Commercial District; on premises at 2306-10 W. Harrison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 1, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 9.3-1, 9.11-2(1)."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 19, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 29, 1996; and

WHEREAS, the district maps show that the premises is located in a C1-3 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-3 Restricted Commercial District; that the subject site is a 300' x 125' lot currently improved with a 2-story brick store and apartment building and a 2-story brick former business building, and two fenced paved parking areas; that the applicant church has been located at 2322-24 W. Harrison Street since 1970 and now seeks to relocate to the 2-story brick business building at the subject site and use its former premises as a fellowship hall; that the proposed use is necessary for the public convenience at this location in that the growth of the congregation and church activities requires larger facilities; that the public health, safety and welfare will be adequately protected in the design and location of the proposed church which will comply with all applicable building code regulations and that the on-site parking areas will be improved and operated under the conditions hereinafter set forth; that the applicant church has been located on this block of W. Harrison Street for 26 years and that the establishment of the church at the subject site will not cause substantial injury to the value of other property in the neighborhood; it is therefore

COPY

MINUTES OF MEETING

April 19, 1996

Cal. N. 38-96-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a 240-seat church on the ground floor of an existing 2-story brick building, on premises at 2306-10 W. Harrison Street, upon condition that the parking areas located east and west of the proposed church building shall used solely for the parking of private passenger automobiles only; that the parking areas shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the parking lots which shall be connected by drainage tiles to an established City of Chicago sewer; that chain link fencing shall be provided on the west, east and south lot lines excepting the driveway of the 7-car parking lot located west of the proposed church building; that chain link fencing shall be provided on the north , east and south property lines excepting the driveway of the 13-car parking lot abutting the proposed church building to the east; that striping shall be provided; that lighting shall be provided in the parking lot west of the church building which is directed away from abutting residential property to the west; that ingress and egress shall be from W. Harrison Street; that the alley abutting the parking lots to the north shall not be used for ingress nor for egress; that the driveways shall be constructed in accordance with applicable ordinances; that the lots shall be securely locked when not in use by the applicant church; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain the parking areas continually in conformance with the provisions and standards hereby established under this order.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Micor Development, Inc.

CAL. NO. 39-96-S

APPEARANCES FOR: Lamgdon Neal

MAP NO. 7-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
February 16, 1996

PREMISES AFFECTED- 835 W. Diversey Avenue

SUBJECT- Application for the approval of a special use.

ACTION OF BOARD--

THE VOTE

APPLICATION APPROVED.

COPY

JOSEPH J. SPINGOLA
DEMETRI KONSTANTELOS
LEROY K. MARTIN, JR.
GIGI McCABE-MIELE
THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, Micor Development, Inc., owner, on January 12, 1996, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 2 dwelling units on the ground floor in the conversion of a brick 4-story building to 10 condominium dwelling units, in a B4-3 Restricted Service District, on premises at 835 W. Diversey Parkway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered November 28, 1995, reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 29, 1996; and

WHEREAS, the district maps show that the premises is located in a B4-3 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that the subject site is a 48.13' x 125' lot improved with a 4-story brick building; that the subject building is currently being converted 10 condominium dwelling units; that the proposed use is necessary for the public convenience at this location in that there is no demand for business improvements in the area and a continuing demand for residential dwelling units; that the public health, safety and welfare will be adequately protected in the design and location of the proposed ground floor dwelling units which will conform with all applicable building code regulations and which will provide adequate interior parking spaces; that the proposed ground floor dwelling units will be compatible with the existing mixed business and residential improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is

COPY

MINUTES OF MEETING

February 16, 1996

Cal. No. 39-96-S

hereby authorized to permit the establishment of 2 dwelling units on the ground floor in the conversion of a brick 4-story building to 10 condominium dwelling units, on premises at 835 W. Diversey Parkway, upon condition that landscaping is installed consistent with the landscape plan prepared by Stephen Roman, dated December, 1995; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: William Senne **CAL. NO.** 40-96-Z
APPEARANCES FOR: Gary I. Wigoda **MAP NO.** 5-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
February 16, 1996
PREMISES AFFECTED- 1736 N. Winnebago Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATIONS GRANTED.

COPY

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION;

WHEREAS, William Senne, owner, on January 5, 1996, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 7-dwelling unit townhouse building on an irregularly shaped lot, with no front yard instead of 15', with no south side yard instead of 4.8' and with no rear yard instead of 30', on premises at 1736 N. Winnebago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 5, 1996, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-5, 7.8-5, 7.9-5."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 1996 after due notice by publication in the Chicago Sun-Times on January 29, 1996; and

WHEREAS, the district maps show that the premises is located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on July 13, 1995, the City Council rezoned the subject site from M1-2 Restricted Manufacturing to R5 General Residence specifically for the proposed residential project; that the subject site is an 8,804 sq.ft. irregularly shaped unimproved lot; that the applicant proposes to erect a 3-story 7-dwelling unit townhouse building with interior garage parking at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the requested 7 dwelling unit townhouse building with interior parking would prove economically unfeasible; that the plight of the owner is due to the irregular shape of the subject property which necessitates encroachment into the required front, rear and south side yards; that the trend in the area is toward rehabilitating business properties to residential uses and that the proposed 7-dwelling townhouse building will be compatible with the mixed business and residential improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

COPY

MINUTES OF MEETING

February 16, 1996

Cal. No. 40-96-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 7-dwelling unit townhouse building on an irregularly shaped lot, with no front yard instead of 15', with no south side yard instead of 4.8' and with no rear yard instead of 30 feet, on premises at 1736 N. Winnebago Avenue, upon condition that adequate space shall be provided on the site for the storage of garbage receptacles; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: William Senne **CAL. NO.** 41-96-Z
APPEARANCES FOR: Gary I. Wigoda, William Senne **MAP NO.** 5-H
APPEARANCES AGAINST: **MINUTES OF MEETING:**
February 16, 1996
PREMISES AFFECTED- 1742 N. Winnebago Avenue
SUBJECT- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

THE VOTE

VARIATION GRANTED.

COPY

JOSEPH J. SPINGOLA
 DEMETRI KONSTANTELOS
 LEROY K. MARTIN, JR.
 GIGI McCABE-MIELE
 THOMAS S. MOORE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, William Senne, owner, on January 5, 1996, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 4-dwelling unit townhouse building on an irregularly shaped lot, with no front yard instead of 15' and no rear yard instead of 30', on premises at 1742 N. Winnebago Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered January 5, 1995, reads:
 "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Sections 7.7-5, 7.9-5."

and
 WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 1996 after due notice thereof by publication in the Chicago Sun-Times on January 29, 1996; and

WHEREAS, the district maps show that the premises is located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on July 13, 1995, the City Council rezoned the subject site from M1-2 Restricted Manufacturing to R5 General Residence specifically for the proposed residential project; that the subject site is an irregularly shaped 6,909 sq.ft. unimproved lot; that the applicant proposes to erect a 3-story 4-dwelling unit townhouse building with interior parking space at the subject site; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the 4-dwelling unit townhouse building at the subject site would prove economically unfeasible; that the plight of the owner is due to the irregular shape of the subject lot which necessitates encroachment into the required front and rear yards; that the area in which the subject site is located is undergoing conversion of business properties to residential use and that the proposed 4-dwelling unit townhouse building will be compatible with existing mixed business and residential improvements in the area and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a

COPY

MINUTES OF MEETING

February 16, 1996

Cal. No. 41-96-Z

variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 4-dwelling unit townhouse building on an irregularly shaped lot, with no front yard instead of 15' and no rear yard instead of 30', on premises at 1742 N. Winnebago Avenue, upon condition that adequate space shall be provided on site for the storage of garbage receptacles; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.